

## **THE MAYOR'S GREEN BUILDING TASKFORCE**

September 18th, 2003 – Task Force Meeting

### **MANULIFE BUILDING TOUR NOTES**

Mark Adamo, Bernie Gandras and Fred O'Neill kindly arranged a thorough tour of the new Manulife building under construction in South Boston.

#### Double-skin curtain wall, 13th floor

- Two panels of glass separated by 8-inches comprise this double-glass window wall.
- Human-operable blinds that sit in between the two panels of glass manage shading from solar gain and sunlight.
- A low flowing passive current (4 cubic feet/minute) of air flows into the window area through a 1/2-inch intake at the base of the interior wall to keep condensation from collecting inside the double-glass wall.

#### Roof Garden, 8th floor

- The two main assets of green roofs are the reduction of the heat island effect and the reduction of storm water run-off.
- This roof garden, with a 6-inch soil bed, wraps around the building and will be planted with a diverse selection of wild grasses and flowers specifically designed for rooftop gardens. These grasses change color with seasons to provide year-round aesthetic appeal. The seeds have been planted and growing since January and will be transplanted in early November.
- Maintenance is minimal requiring only one cut per year and slow-drip irrigation.

#### Atrium

- 6-stories tall with built in planters to hold 30-foot trees
- Eucalyptus panels will be inserted over the metal panels on the wall inside the 6-story atrium to help improve solar gain and heat retention for the plants.

#### Materials

- Manulife paid a premium for their technology because they wanted to go with a company that had previous success with the green aspects desired. They interviewed with LBL and Antimex, but when it came down to it, Permasteelisa, based in Venice with operations in Connecticut, had the best glass to offer.
- Debris from demolition was taken off-site to be sorted and recycled.

#### Investment in green design and its payback:

Mark Adamo spoke to the assets of going green with the building design, to include the following:

- 6% return on the investment in green technologies
- The building has a competitive advantage over a standard office building.
- Future tenants will save on operating costs, due to energy saving technology considerations.
- No need to spend extra on acoustical treatments, as the double-skin curtain wall fills this role.